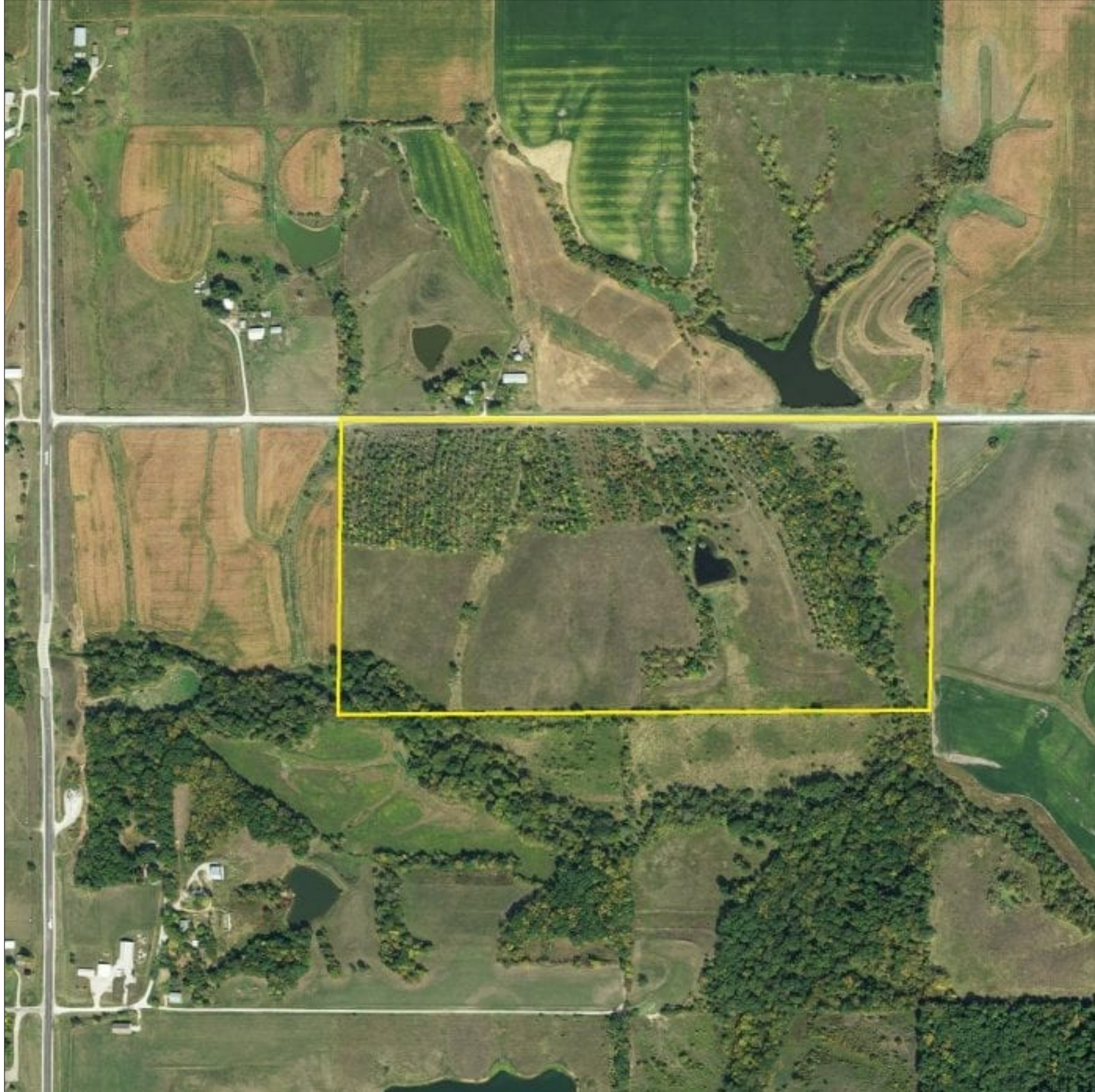


80 Ac. m/l Land For Sale in Jefferson County, Iowa

Address: 2150 145th Street, Fairfield, Iowa



Jason Hull

(641) 233-7078 (cell)

jhull@mossyoakproperties.com

MOPLS ID: 44564

Price: \$370,000

Acres: 80.00

Tillable Acres: 42.00

Gross Taxes: \$1,350

School: Fairfield

County: Jefferson

Farmland

Recreational

This 80 acres m/l in Jefferson County, Iowa is an awesome mixed use recreational, farmland property. Whether you are looking for a place to build, hunt, fish, or simply relax, this property will fulfill your needs. This property offers several great building locations with easy access to Highway 1. The property is conveniently located just 6 miles north of Fairfield and 1/2 mile east of Highway 1. Another great benefit is that the property contains approximately 42.2 acres of CRP, enrolled thru 2027. The CRP generates approximately \$9,332 of annual income and offers excellent upland bird hunting and bedding cover for giant whitetails. The property is located in an area that offers terrific whitetail and turkey hunting. Hunting pressure is low on surrounding properties, don't let the aerial photo fool you, this property can be a consistent producer, and will offer some fantastic whitetail hunting. There have been some great bucks harvested in this area in the past several years. There is also a nice pond and a small cabin giving you a place to kick up your feet!



MOSSY OAK.

PROPERTIES

Boley Real Estate

America's Land Specialist

Keo- 319-293-2575 & Albia- 641-932-1234

boleyrealestate.com

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